LOT 10
IN OR 2168/1678
MARSHES @ LANCEFORD PB 7/141

PIGG MAX W & CAROL L
96149 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

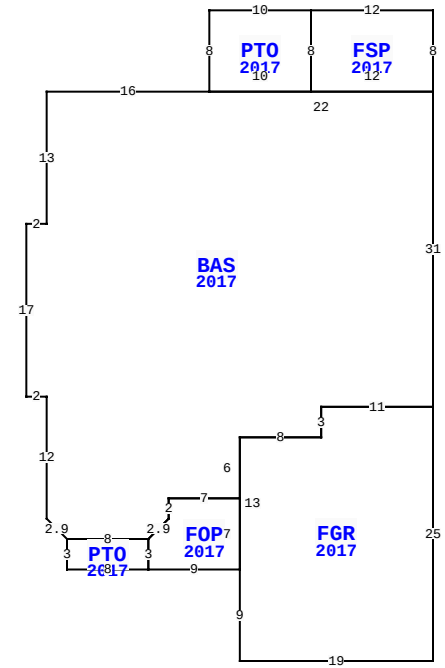
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1,451	187,522
FGR	451	55	248	32,050
FOP	57	30	17	2,197
FSP	96	40	38	4,911
PTO	24	5	1	130
PTO	80	5	4	517
TOTALS	2,159		1,759	227,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,759	111.6250	132.55	233,155	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1451 HX Base Yr 2019



96149 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,326
TOTAL MARKET OB/XF VALUE		10,506
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		312,832
SOH/AGL Deduction		125,124
ASSESSED VALUE		187,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,708
TOTAL JUST VALUE		312,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706853	CO ISSUED	0	01/02/2018
B1706853	NEW CONSTR	190,974	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/1678	1/04/2018	WD	Q	I	02	220,800
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: PIGG MAX W & CAROL						
1746/1751	6/28/2011	WD	U	V	12	693,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: AMELIA MARSHES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W12 PTO=[YR=2017] W10 S8 BAS=[YR=2017] W16 S13 W2 S17 E2 S12 D2 R2 PTO=[YR=2017] S3 E8 FOP=[YR=2017] E9 FGR=[YR=2017] S9 E19 N25 W11 S3 W8 S13$ N7 W7 S2 D2 L2 S3$ N3 W8$ E8 U2 R2 N2 E7 N6 E8 N3 E11 N31 W22$ E10 N8$ S8 E12 N8$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2017	2017	3	97	757	
2	0855	CONC PAVER	0	100	0	0	1,005.00	SF	10.00	10.00	100	2017	2017	3	97	9,749	

LAND DESCRIPTION

TOTAL OB/XF 10,506

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/26/2020 BY KWP Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS